

BOARD OF ZONING APPEALS



Minutes of the Meeting

July 14, 2010



ATTENDANCE	<p>A regular meeting of the Zoning Board of Appeals was held on Wednesday, July 14, 2010 in the Fourth Floor Council Chambers of the Sumter Opera House, 21 N. Main Street. Five board members – Ms. Kay Stockbridge; Mr. James Price; Mr. L.C. Frederick; Mr. Charles Drayton; Ms. Kristi Curtis and the secretary were present. Mr. Larry Weston, Mr. James Lowery, Mr. Sam Lowery and Mr. Albert Douroux were absent. The meeting was called to order at 3:00 p.m. by Ms. Kay Stockbridge.</p>
MINUTES	<p>An amendment in the minutes of the April 14, 2010, meeting was requested by Ms. Kay Stockbridge. A motion to approve the amended minutes was made by Mr. L.C. Frederick. The motion was seconded by Ms. Kristi Curtis and carried a unanimous vote.</p>
NEW BUSINESS	<p>BOA-10-14, 1605 Camden Hwy. (County) was presented by Ms. Claudia Rainey. The board reviewed the request for a variance from the number of residential accessory buildings allowed per parcel per Article 4, Section 4.g.2.3 Accessory Buildings and Uses in order to add a third structure (greenhouse) to his property. The property is located at 1605 Camden Hwy. and is represented by Tax Map #202-00-03-016. Mr. Mike Jones was present and spoke on behalf of the request. After much discussion, a motion was made by Mr. James Price to defer this request until the technical details regarding the connection of the two existing buildings can be worked out between the applicant and staff. The applicant agreed to attach the two larger accessory structures by means of a shared roof or breezeway to create one structure thereby removing the need for a variance on the number of accessory structures. The motion was seconded by Mr. L.C. Frederick and carried a unanimous vote. The request was deferred.</p> <p>BOA-10-15, 406 Miller Rd. (City) was presented by Ms. Helen Roodman. The board reviewed the request for a variance from Article 8, Section D: Landscaping</p>

	<p>Standards and Section J: Parking & Design Regulations to allow for an extension of 6 months to comply with paved parking, curbing and landscaping requirements. The property is located at 406 Miller Rd. and represented by Tax Map #229-16-04-002. Mr. Paul Jones and Mr. Mike Compton were present and spoke on behalf of the request. Mr. Addison Osborne spoke in opposition of the request. After some discussion, a motion was made by Ms. Kristi Curtis to defer for 6 months the following:</p> <ul style="list-style-type: none"> • 10' bufferyard requirement at the front of the building • Curb & gutter at the edge of the asphalt at the front of the building • Any other curb & guttering requirements (except re-stripping) <p>All landscaping as shown on the diagram submitted by Jones and VanPatten (except 10' front bufferyard) shall be done prior to the issuance of the business license. All other requirements must be met 6 months from the date of the business license. The motion was seconded by Mr. Charles Drayton and carried a unanimous vote. The request was approved with stipulations.</p> <p>BOA-10-16, 502 W. Liberty St. (City) was presented by Mr. George McGregor. The board reviewed the request for a Special Exception for a Liquor Store in conjunction with a variance of 201 feet from the 300 feet distance requirement from residences per Article 5, Section 5.b.3.n.1 Special Design Review Criteria for Special Exceptions. The property is located at 502 W. Liberty St. and represented by Tax Map #228-14-04-004. Ms. Charlene Avant & Mr. Ghanshyam Patel were present and spoke on behalf of the request. Ms. Brenda Pompay, Mr. Norman Pompay, Mr. Bruce Knoblock, Mr. Roosevelt Swentin, Ms. Loretta Taylor, Mr. Charlie Boulware, Ms. Vera Pringle, Mr. Davis Scott, and Ms. Loretta Lenew were present and spoke in opposition of the request. Phone calls or written opposition was received from Ms. Reeves of Liberty Dental, Ms. Pringle, Mr. Randolph, Ms. Peggy Durant and Mr. John Green. After a great amount of discussion, a motion was made by Mr. L.C. Frederick to deny this request subject to the findings of fact and conclusions contained in the draft</p>
--	---

	order, dated July 14, 2010. The motion was seconded by Mr. Charles Drayton and carried a 3 in favor – Drayton, Curtis, Frederick and 1 abstention – Price vote. The request was denied.
OTHER BUSINESS	<ul style="list-style-type: none"> ➤ Ms. Kay Stockbridge notified board members that the next two continuing education training sessions are scheduled for July 29, 2010 and September 20, 2010. ➤ Mr. George McGregor asked that the Green Screen Presentation be deferred until next month due to the fact that 4 board members were absent and also the late hour. It was agreed by the board.
ADJOURNMENT	<p>The meeting was adjourned at approximately 4:55 p.m. The motion was made by Mr. Charles Drayton and seconded by Mr. L.C. Frederick.</p> <p>The next regularly scheduled meeting will be on August 11, 2010.</p>
	<p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>